

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING - MINUTES  
AUGUST 23, 2016 – 7:00PM  
GOSHEN TOWN HALL CONFERENCE ROOM – 42 NORTH STREET**

**PRESENT:** Chairman Don Wilkes, Cynthia Barrett, Mark Harris, Russ Hurley, Lu-Ann Zbinden; Alternate Laura Lemieux; Town Planner and Zoning Enforcement Officer Martin Connor, AICP.  
**ABSENT:** Alternates Thomas Carey and Rick Boger-Hawkins.

**1. CALL TO ORDER AND DESIGNATION OF ALTERNATES.**

Chairman Don Wilkes called the meeting to order at 7:35PM. All regular members present were seated for the evening.

**2. READING OF THE MINUTES:**

**A. July 26, 2016 regular meeting.**

Ms. Zbinden pointed out that Henrietta Horvay's name was misspelled in the fourth paragraph of page 2. In reference to the second to last paragraph of page 2, Ms. Zbinden also wanted to clarify that when discussing the Housing section of the POCD, she had been referencing the memo from Jocelyn Ayer of the Northwest Hills Council of Governments, which stated Ms. Ayer was unaware of any incentives a municipality could offer to encourage property owners to restrict their property to remain affordable for 40 years. Ms. Zbinden explained that she had been questioning why Ms. Ayer did not think a town could offer a tax incentive.

**MOTION** Mr. Harris, second Mr. Hurley, to approve the minutes of the July 26, 2016 regular meeting as corrected; unanimously approved.

**3. PUBLIC HEARINGS:**

No business was discussed.

**4. OLD BUSINESS:**

**A. Town of Goshen Planning & Zoning Commission – Adoption of Draft 2016 Plan of Conservation and Development.**

Mr. Connor explained that the updated draft document had been distributed via email prior to the meeting. All comments received from residents at the July 26, 2016 public hearing had been incorporated into this updated document. Mr. Connor stated that most of the comments from Ms. Ayer from the Northwest Hills Council of Governments had also been included. Members expressed approval for the updated document and thanked staff for their work. Mr. Connor congratulated the Commission on their efforts completing this project. He recommended adoption of the final document effective August 23, 2016 with the addition of the names of the Commission members and staff who worked on the document on the "Introduction" page. Ms. Zbinden also suggested giving credit to the photographer.

Members asked what the next step would be to ensure the suggestions contained in the document were undertaken. Mr. Connor suggested that a joint meeting be held with the P&Z, the Board of Selectmen, and representatives of other groups identified in the POCD in the late fall/early winter. At this meeting, the representatives could discuss action steps to implement the suggestions from the Plan.

**MOTION** Mr. Harris, second Mr. Hurley, to adopt the 2016 Plan of Conservation and Development with an effective date of August 23, 2016 with the addition of commission and staff names and photo credits on page 3; unanimously approved.

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**5. NEW BUSINESS:**

No business was discussed.

**6. ZONING ENFORCEMENT OFFICER'S REPORT:**

Mr. Connor reviewed with the Commission his report regarding his activities over the past month. The Commission discussed with Mr. Connor the status of the proposed sewer transmission line from Woodridge Lake Sewer District to the City of Torrington.

**MOTION** Mr. Hurley, second Mr. Harris, to accept the Zoning Enforcement Officer's Report dated August 23, 2016; unanimously approved.

**7. CORRESPONDENCE.**

The Commission reviewed a letter dated August 17, 2016 from Weantinoge Heritage Land Trust regarding the Bauernhof Subdivision which stated that a conservation easement area on the property had been divided between two of the lots in the subdivision without prior notice to Weantinoge and in violation of the easement document. Mr. Connor explained that there is now a State statute requiring notice by an applicant to the holder of a conservation restriction of any proposed land use activities; however, the subdivision in question was approved well before that State statute became effective. A lot line revision was being discussed as a way to resolve this issue.

The Commission also received a copy of a Cease and Desist Order that was being issued to the property owner of 3748 Hall Meadow Road due to failure to respond to earlier letters regarding a dormer addition that had been constructed without any required zoning and building approvals.

The Commission then received a letter dated August 16, 2016 from the Town of Winchester regarding proposed changes to their Town Zoning Map and Regulations.

**8. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION.**

No business was discussed.

**9. ADJOURNMENT:**

**MOTION** Ms. Zbinden, second Mr. Harris, to adjourn the meeting at 8:52PM; unanimously approved.

**Respectfully submitted,**

**Stacey M. Sefcik**  
**Recording Secretary**